042.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,800 / 861,800
					USE VALUE:	861,800 / 861,800
					ASSESSED:	861,800 / 861,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEDY WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	18 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY WILLIAM J -
Owner 2:	-
Street 1:	16 WEBSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,510 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1885, having primarily Vinyl Exterior and 3283 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4510.000	417,600		444,200	861,800
Total Card	0.104	417,600		444,200	861,800
Total Parcel	0.104	417,600		444,200	861,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 262.54 | /Parcel: 262.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 29061
GIS Ref
GIS Ref
Insp Date 11/02/18

Parcel ID 042.0-0004-0003.0

!3536!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	417,600	0	4,510.	444,200	861,800	861,800	Year End Roll	12/18/2019
2019	104	FV	375,600	0	4,510.	472,000	847,600	847,600	Year End Roll	1/3/2019
2018	104	FV	375,600	0	4,510.	344,300	719,900	719,900	Year End Roll	12/20/2017
2017	104	FV	351,000	0	4,510.	299,900	650,900	650,900	Year End Roll	1/3/2017
2016	104	FV	351,000	0	4,510.	255,400	606,400	606,400	Year End	1/4/2016
2015	104	FV	289,600	0	4,510.	249,900	539,500	539,500	Year End Roll	12/11/2014
2014	104	FV	289,600	0	4,510.	205,500	495,100	495,100	Year End Roll	12/16/2013
2013	104	FV	301,900	0	4,510.	195,500	497,400	497,400		12/13/2012

PRINT

Date	Time
12/10/20	18:45:53

LAST REV

Date	Time
01/15/20	15:24:04

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3536

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY WILLIAM	31028-290		1/5/2000	Family	1	No	No	4	
	7375-342		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	29061
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2015	1562	Re-Roof	8,820					

ACTIVITY INFORMATION

Date	Result	By	Name
1/15/2020	OWNR INFO	JO	Jenny O
11/2/2018	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Meas/Inspect	197	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4510		Sq. Ft.	Site		0	80.	1.23	1									444,239						444,200	

Total AC/HA: 0.10354 | Total SF/SM: 4510 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,239 | Spl Credit | Total: 444,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	P		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.99584979
Const Adj.:	0.99297005
Adj $ / SQ:	138.439
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605222
Depreciation:	187619
Depreciated Total:	417603

COMMENTS

OLD INTERIOR.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 6 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
Totals			
2	10	6	

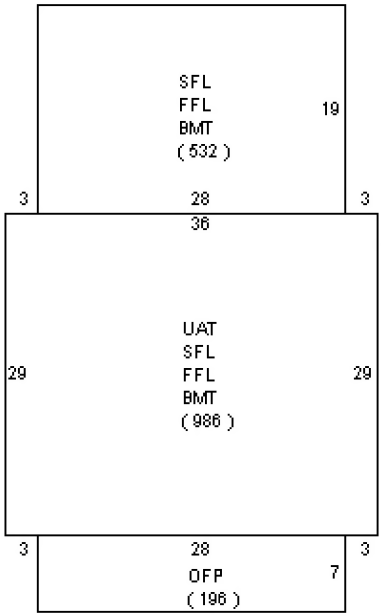
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	138.44
Special Features:	0	Val/Su Net:	83.57
Final Total:	417600	Val/Su SzAd	137.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,518	41.530	63,045
FFL	First Floor	1,518	138.440	210,150
SFL	Second Floor	1,518	138.440	210,150
UAT	Upper Attic	247	62.990	15,527
OFP	Open Porch	196	24.740	4,850

Net Sketched Area: 4,997 | Total: 503,722

Size Ad 3036 | Gross Are 5736 | FinArea 3283

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

042.0-0004-0003.0

IMAGE

AssessPro Patriot Properties, Inc